

# PROGRESS REPORT 2004-2005

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"Improving Newark's Neighborhoods"

# Board of Commissioners



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## Message from the Chairman



The members of the Newark Housing Authority (NHA) Board of Commissioners are proud of their service to Newark during the agency's most active year of operation. Similarly, the guidance of the board was paramount in the development of techniques to facilitate public policy initiatives for public housing throughout Newark, most notably, the NHA's effort to demolish anachronistic housing and design townhouses that help create communities with a sense of place.

Equally important, residents possess a newfound sense of pride in their neighborhoods, which, in part, is attributable to the architectural design and appearance of the NHA townhouses.

Similarly, the Board of Commissioners is encouraged by the progress of the Stella Wright Homes HOPE VI Revitalization Project. One year after beginning this undertaking, 170 rental and 36 for-sale properties are not only completed, but are also occupied or under contract.

The replacement of former public housing high-rises with mixed income, mixed-use neighborhoods of duplexes, triplexes, maisonettes, pocket parks and retail outlets is the latest development in the continuing evolution of public housing in the city of Newark. Construction has begun on 93 rental townhouse units, Stella Gardens, the former Stella Wright homes site, and the infrastructure for 100 new townhouse units is underway at the former Hill Manor site.

The Newark Housing Authority is committed to helping residents secure one of our most basic needs — quality, affordable housing. The revitalization of Newark's public housing has resulted in an improved quality of life for NHA families.

Our prospects for increasing the availability and range of affordable housing are certainly promising, especially if we dedicate ourselves to staying the course and building on our past successes. We extend our gratitude to Executive Director Harold Lucas, his dedicated staff and the federal, state and local agencies for their support.

A handwritten signature in dark ink that reads "Zinnerford Smith". The signature is fluid and cursive, with the first name being more prominent.

Zinnerford Smith  
Chairman  
Board of Commissioners  
Newark Housing Authority

## Message from the Executive Director



As a longtime public servant of the City of Newark, I have often been asked, "What keeps you going after all of these years?" My answer can best be summarized in two words – hope and care.

Hope is the future. I hope that my efforts to help others have made a difference and that I still can make a difference. Being able to get up every morning and feel that there is one more opportunity to make a difference keeps me motivated.

I care about the people and our city and improving the lives of children and adults. I care when the city is viewed as the unglamorous industrial cousin of New York City. I also care when the city is slandered by uninformed naysayers who look at us with a jaundiced eye. Yet, in my heart, I have that inexorable hope. I can smile at the doomsayers because Newark now is getting the last laugh.

Since 2000, Newark has witnessed a two percent population growth and has created more than 80,000 jobs in the past decade. The demand for housing has risen and the City of Newark and the NHA have expanded new housing opportunities. The new housing mix in the city, led by the NHA's West Kinney Gardens and 17th Avenue Terrace, now includes not only affordable housing, but also market-rate, for-sale homes.

When 3,800 pounds of explosives leveled four buildings at Columbus Homes a decade ago, it was a symbolic event that marked the transformation of public housing across America.

The NHA was fulfilling the vision and direction of Mayor Sharpe James as it began to change the face of public housing. As we are about to conclude construction of 1,777 mandated units, the NHA has eliminated all high-rise family buildings in its inventory. We have kept a promise to our residents who now reside in new townhouses.

Just as we became the leader in changing the face of public housing, we also are looking at the future of the evolving state of public housing. Federal funding cuts will severely impact the current paradigm of public housing. Therefore, we have to seek to do more with less to creatively address our future housing needs.

Our home ownership program is a viable, proactive success, and as we have achieved Mayor James' vision of eliminating the high-rise eyesores from the city's skyline and building quality, affordable housing, we intend to take his perceptive vision further by developing replacement housing in lieu of the old remaining low-rise units.

It's an ambitious and innovative plan that we have undertaken in which we will use a combination of existing and new methods to continue to provide quality, affordable housing for Newark residents. Hope does, indeed, spring eternal.

A handwritten signature in dark ink that reads "Harold Lucas". The signature is fluid and cursive, with the first name "Harold" and last name "Lucas" clearly distinguishable.

Harold Lucas  
Newark Housing Authority

## NHA HOPE VI Project

**W**est Kinney Gardens (formerly Hayes Homes), the first phase of the Stella Wright Homes' HOPE VI Revitalization Project, has been completed with the construction of 170 new rental units, 36 for-sale homes, a community center, and management offices. The developer, Roizman Development Companies, Inc., completed the community amenities in early 2005.

This HOPE VI project has had a favorable impact on the quality of life of former Stella Wright Homes' residents, who were also among those hired to work on the West Kinney site.

Residents who have moved into the new units have expressed their satisfaction at the general appearance of the site, the spaciousness of the physical plan, and its accessibility to schools and neighborhood amenities, including public transportation, the post office, movie theaters, and the new strip mall on Springfield Avenue.

The developer has established and is guided by sound design principles for this project that:

- Create a mixed-income development designed to market rate standards
- Include backyards and front yards to create "eyes" on the street
- Contain green areas and small parks for recreation
- Involve residents in the decision making
- Support efforts to bolster economic development in the neighborhood
- Create a safe and stable neighborhood
- Re-establish a strong sense of neighborhood
- Create a network consisting of a hierarchy of properly scaled streets



*Occupied homeownership units on Branch Lane*



*Rental units on Boyd Street.*

All 170 rental units are occupied, including 35 by former Stella Wright Homes' residents. Also, 33 residents have moved into their newly-purchased homes, with contracts pending on the remaining three.

### **Stella Gardens**

Demolished in 2002, the former Stella Wright Homes complex began its transformation into Stella Gardens this past September. The developer, Roizman Development Companies, Inc., is constructing 93 rental town-house units, to be situated on Prince Street to the west, Barclay Street to the east, Spruce Street to the south and Montgomery Street to the north.

### **Cottage Place**

On the site of the former Hill Manor apartments, the NHA and its partner, Landex Corporation, are installing the infrastructure for 100 rental units to be built. The town-house-style units will be constructed on the site bordered by West Kinney on the north, Lincoln Street on the east, College Place on the South and Martin Luther King Jr. Boulevard on the west.

### **The Community Center**

On the site west of Stella Wright Homes, Roizman Development Companies, Inc. will build a community center, complete with meeting rooms and recreational space, that will accommodate the on-going development of the agency's boxing program. The defunct laundromat, which currently occupies some of the area on which the center will be situated, is scheduled to be demolished and construction on the new facility will be completed by the summer of 2006.



*The facade of the West Kinney Homes on 17th Avenue.*

## New Construction and Redevelopment



*NRIA Executive Director Harold Lucas explains the lottery system to prospective residents at the new Reverend Otto E. Kretchmer Homes.*

The agency's new construction program gained increased momentum in 2004 when officials formally recognized the completion of the Reverend Otto E. Kretchmer Homes, a newly constructed, 143-unit townhouse complex located in the city's south ward.

This new development is part of the agency's HOPE VI Revitalization Program and replaces the former site on which five elevator-type and two walk-up buildings were constructed in 1953. Of the 143 townhouse units, 27 are one bedrooms; 70 are two bedrooms; 32 are three bedrooms; eight are three-bedroom units designated for



*Nancy Crespo, tenant association president at the Reverend Otto E. Kretchmer Homes complex, selects a card from the lock box while Director Lucas looks on.*





*Among those present at the ribbon-cutting for the new Reverend Otto E. Kretchmer Homes townhouse complex were (l. to r.) Newark Mayor Sharpe James; Councilwoman Gayle Chaney; Harold Jenkins; Kretchmer Homes Tenant Association President Nancy Crespo; Essex County Prosecutor Paula Dow; Congressman Donald Payne; and NHA Executive Director Harold Lucas.*

individuals who are physically challenged, and six are four-bedroom units. In addition to meeting energy-efficiency standards, they feature colonial-style architecture integrated into the siding, doors, and windows, and brick veneer facades.

Newark Housing Authority officials observed the occasion by presenting townhouse keys to 25 families who were the first eligible occupants at the new complex. This group of residents had remained in one building on the complex as the other six were being demolished. The families also participated in a lottery, conducted by an independent firm, to facilitate occupancy of the units.

Additionally, the Lower Clinton Hill area witnessed 100 new units of housing built and occupied as the agency began construction on another 36-unit townhouse development and a community facility on four separate sites in the city.

Designated as NJ2-53, the new 56-unit design incorporates 12 one bedrooms, 22 two bedrooms, and 22 three bedrooms, and is characteristic of colonial-style architecture. Specifically, 21 units will be situated on Elizabeth Avenue and Earl Street; 18 units on Elizabeth Avenue and Vanderpool Street; eight units on Irvine Turner Boulevard and Madison Avenue; and the remaining nine units on Irvine Turner Boulevard and Hillside Avenue.

The new development represents the agency's 13th groundbreaking project since 1993 and will signal the completion of 1,545 new townhouse units in the agency's effort to replace nonviable housing, improve the quality of life for residents, and rebuild Newark's neighborhoods.





*A newspaper reporter interviews Newark Mayor Sharpe James at the construction start program.*



*Executive Director Harold Lucas addresses the overflow crowd at the groundbreaking for the new 56-unit townhouse complex.*



*Pictured is a representation of the townhouse design at the new Clinton Hill development.*

## Property Management



*Workers repave the parking lot (above) and restore its surface (right) at the James C. White complex.*



**T**he Department of Property Management represents the nuts and bolts of the Newark Housing Authority (NHA). It is the cement that provides our residents with the basic need for shelter, heat and hot water, and decent living conditions. The Department of Property Management also has oversight responsibilities for the agency's Central Maintenance Division, Boiler Operations, and Occupancy.

As part of its effort to improve the agency's housing inventory and increase the safety and welfare of our residents, the Central Maintenance Division initiated and completed several capital improvement projects, ranging from major repairs and replacements of infrastructure to apartment renovations at complexes throughout the city.

Among the myriad enhancements, the Maintenance Division

- Installed security cameras at all new townhouse sites, Bellemead, 2-26, 2-45, and 2-48, the motor pool and warehouse
- Replaced 42 fire alarm panels at several sites
- Installed new burglar alarm systems in managers' offices, stock rooms and garages at new townhouse complexes
- Replaced complete Syntax door access systems for seven elderly buildings and upgraded modem and motherboards for 22 additional elderly buildings.

- Painted 1008 apartments at family low rise complexes
- Installed and replaced sidewalks, curbs and asphalt at Seth Boyden Terrace
- Paved all streets at Seth Boyden Terrace
- Paved entire parking lot at James C. White Manor
- Painted 206 apartments, hallways, stairways, lobby, community room at James C. White Manor
- Major renovation of kitchens in progress at James C. White Manor, including cabinets, sinks, faucets, and countertops, as of December 2004 completed 100 apartments out of 206.



*NHA workers unload bags of rock salt from the truck and use snowblowers to clear the snow from the Chadwick Avenue complex.*



- Completed renovations of 74 apartment turnover units.
- Completed repairs and renovations at 50 units damaged by mold and mildew.
- Completed repairs and renovations at four severely fire-damaged units.
- Repaired three major underground steam leaks at Stephen Crane Village.
- Repaired major steam leak at Pennington Court.
- Repaired underground water leaks at Seth Boyden Terrace, Kretschmer Elderly, Seth Boyden Elderly, and townhouse sites located at 12th Street and Bergen Street.

- Completed upgrade of playground equipment at 13 complexes.
- Responded to more than 30,000 work orders.

## Occupancy

The Occupancy Department is responsible for processing applicants from the agency's waiting list and other sources and assigning them to housing units.

The department processed 1,391 applications and housed 896 families, as of October 2004. Of the 896 families, 569 originated from the waiting list, while transfer requests accounted for 286 and split requests for 34.



*The restoration of the sidewalk, curb, and parking lot at Seth Boyden Terrace*



# Modernization

*"mod'ern i za' tion, n. - rebuilding, upgrading, renewal, restoration, renovation" - Webster's II, New Riverside University Dictionary*

Whether it's overseeing the design and development of a new parking lot at a senior complex, installing a new roofing system or replacing boilers that provide heat and hot water, the Modernization Department continues its critical role of maintaining the agency's housing infrastructure.

## GiGi Foushee Towers

The agency built a new parking lot at GiGi Foushee Towers that effectively eliminates the need for elderly residents to maneuver their vehicles on the busy traffic pattern in front of their complex.

These residents are the beneficiaries of a new parking lot which is completely fenced and capable of accommodating buses, emergency vehicles, and passenger cars and features a sophisticated drainage system to keep the area dry and free of icy spots.

To gain access to the parking lot, the agency supplied

residents with a special hand-held device that controls the gate. Also, a drive thru area is located near the building, allowing residents easy access to the entrance in the event of inclement weather.

Additionally, the agency also installed a new roofing system and upgraded the ventilation system at the complex.

## Emergency Boiler Systems

As a preventative measure, the agency completed an emergency boiler project at Hyatt Court and Terrell Homes and replaced each boiler with two boilers to avert service disruption.

The design utilized heat exchangers (tankless hot water heaters) to serve as a backup to the existing system. The work included five buildings at the two sites, three at Terrell Homes and two at the Hyatt Court complex.



*The newly designed and paved parking lot at GiGi Foushee Towers*

## Smoke Stack Removals

As the agency shifted from centralized boilers to individual boilers, the need for massive smoke stacks has significantly declined. One of these stacks at Gigi Foushee Towers, an elderly site, is over 180 feet in height and is adjacent to two day care centers, while the others are smaller steel stacks which will be removed in 2005.

## 500 Broad Street

The Modernization Department launched and successfully completed the installation of four new elevators at the agency's central offices, located at 500 Broad Street. Executing the work in phases proved successful and mitigated against any inconveniences experienced by employees and visitors.

## Section 504 - Reasonable Accommodations

The agency began an aggressive program to address handicap accessibility at its central offices and its elderly sites. This process included engaging the services of an architectural and engineering firm to develop a design at the elderly complexes.

## Demolition

At the Wish Homes site, the agency will preserve the existing community building and perform major interior improvements and equipment removal. The agency also removed a smoke stack at this site as well. The work is essentially complete and minor items remain.



## Kretchmer Homes

The demolition contract has been awarded and activity is underway on this three story and the last remaining residential building at this site.

Smoke stack demolition

# Family Self-Sufficiency

The Family Self-Sufficiency (FSS) Department addresses the needs of low-income families who reside in the Authority's public housing complexes and/or receive Section 8 housing assistance to help them achieve economic independence and secure a brighter future for themselves and their families.

The FSS Program provides a network of public and private resources, including educational, job training and counseling opportunities, relocation services, and mobility counseling to help clients reach their goals.

Among the programs and services administered by the department are The Family Self-Sufficiency Program (Section 8 and Public Housing); the Community Supportive Services for HOPE VI; and the Public Housing Community Service Program.

The Department also works collaboratively with the agency's Section 8 Home Ownership Program, which prepares families receiving Section 8 rental assistance for the process of purchasing their own homes. As part of this effort, families receive home ownership counseling, mortgage pre-qualification and assistance with realtors and mortgage companies. Since the program's inception, the NHA has helped numerous families to purchase their own homes.



A health care worker checks a resident's blood pressure.



NHA employees Jennifer Jacobs (left) and Prudence Moon Banks, Occupancy, chat with a health care representative.



Tina Moore, Personnel, and Assistant Executive Director Shaye Ararom.





*Newark firemen share fire safety tips with several children who attended the event*



*Representatives from University of Medicine & Dentistry of New Jersey's Mobile Health Outreach Van offered HIV testing and other medical screenings to participants.*



The ESS Department also partners with the Department of Labor to provide Workforce Learning Link. This program offers GED assistance, educational advancement opportunities and job preparation and placement to Section 8 families, HOPE VI and public housing residents to help facilitate their entry or return to the workforce.

This past summer, the agency sponsored "Making Health Matters 2004," a health fair for residents and employees held at the agency's central office. The program was a collaborative effort among local health

care institutions, city and federal agencies and community-based organizations. Among those participating were UMDNJ, Beth Israel Medical Center, Newark Pre-School Council, American Red Cross, Newark Emergency Services for Families, the Newark Department of Health & Human Services, FOCUS and Cancer Care of New Jersey.

The wide array of resources, including informational materials and medical services, enhanced the agency's effort to foster a better quality of life for the NHA community.

# Operation Phoenix in Public Housing

**O**peration Phoenix in Public Housing is an initiative adopted by Newark Housing Authority (NHA) to provide 11 to 21 year-olds, adults and families living in public housing or Section 8 properties with positive alternatives to participating in gangs and gang-related activities.

In cooperation with the New Jersey Juvenile Justice Commission and the Mayor's Office of Employment & Training, Operation Phoenix is a ten-week summer and after-school program that serves Wynona Lipman Gardens, Seth Boyden Terrace, Terrel Homes, Baxter Terrace, Kemsco Homes, Felix Fuld Homes, Broadway Village, and Bergen Street Village.

The staff provides a variety of services for the more than 300 youth served by the program that includes:

- Anti-Gang curriculum/education
- Employment opportunities for 14 to 21 year-olds
- Summer breakfast and lunch program
- Rites of Passage Program for young men at Baxter Terrace, Wynona Lipman Gardens and Kemsco Townhouses, Broadway Village, Felix Fuld, Bergen Street Village
- Project Use, a nature exploration trip/education program
- Bus rides to recreational venues
- Educational enrichment via computer software
- New on-site recreation at Kemsco Townhouses
- Drill Team for 7-15 year-old girls



*Operation Phoenix and Anti-Gang Task Force members (seated, l to r): Allen Mitchell, New Jersey Juvenile Justice Commission Gang Unit, Dominick Cicala, New Jersey Juvenile Justice Commission Gang Unit, Lee Fisher, Essex County Citizens Services (standing, l to r) Ella Anthony, vice president, Kemsco Tenant Association, and Jean McNair, president, Kemsco Tenant Association*

# The Newark Housing Authority's Boxing Program



Executive Director Harold Lucas proudly displays the second place trophy at the awards program, as former heavyweight champion Mike Tyson looks on.



Boxing and team coach Freddy Johnson and Director Lucas with the boxing team.



Executive Director Harold Lucas shakes hands with world middleweight champion Bernard Hopkins, left, as Ibrahim A. Sharif of the C.O.M.B.A.T.T. group looks on.

Nearly eight years ago, the agency helped to revive the city's interest in the sport of boxing. As part of that effort, the agency focused on helping boxing amateurs and young professionals understand the potential challenges associated with boxing and how to ensure their well being inside and outside of the ring.

To demonstrate its interest in the value of a youth boxing program, the agency, in partnership with Larry Hazzard, Sr., New Jersey State Athletic Commission, initiated the athletic training portion of the program in 1996 and resurrected the city's old Dukers Athletic Club.

Today, the nonprofit entity, C.O.M.B.A.T.T. (Community Organization Making Boxing Alternatives Today for Tomorrow), serves hundreds of at-risk youth who live in NHA, Section 8, and HOPE VI properties. Utilizing a strategic approach, C.O.M.B.A.T.T. employs a collaborative network of community resources to help participants increase their career options and break down barriers that may mitigate against a healthy and productive future after boxing. Those involved in the program engage in a comprehensive program of physical fitness, nutrition, boxing skills training, education, social development, and enrichment activities.

Under the direction of coach Freddy Johnson, the agency's boxing venture is not only producing young amateur and professional boxers, but is also enjoying tremendous community support.

In 2004 and 2005, Executive Director Harold Lucas attended C.O.M.B.A.T.T.'s annual awards dinner and celebrity reception, where special guests, including boxing notables Bernard Hopkins and Mike Tyson, recognized and congratulated the agency, boxing coach Freddy Johnson, and the team for capturing the second place team trophy in the 2004 Golden Gloves Tournament.

## Ms. Newark Housing Authority Pageant

The Ms. Housing Authority Pageant has developed a tradition of preparing young ladies to meet the daily pressures they face as teenagers and the challenges of adulthood.

Since the inception of the Ms. Housing Authority Pageant, hundreds of adolescents have experienced the positive benefits and enjoyment of participation. Their involvement, however, is predicated on a shared commitment to self-improvement and a willingness to engage in a program of guided instruction and self-discovery.

Characterized as "more than a beauty pageant," the Ms. Housing Authority Pageant

is a rigorous, year-round program for teens residing in Newark public housing and other New Jersey housing authorities who want a nurturing environment that includes members of their peer group.

In 2004, the pageant enrolled 23 contestants, ages 12 to 18, who met the stringent requirements of the program. These included mandatory attendance and participation in workshops, community service, cultural enrichment activities, and the culminating pageant finals held annually at the New Jersey Performing Arts Center.



Tishonia Twitty, 13 (center), Stephen Cray-Viange, won the 2004 Ms. Housing Authority title, and Ashley Herring, 13 (right), Betty Shabazz Viang and Renee Green, 17 (left), Terrell Holmes, captured first and second place, respectively.

## 90+ Luncheon

The Newark Housing Authority sponsored its fourth annual 90 Plus Luncheon in recognition of seniors who are 90 years of age and over. Eighty-one seniors of such stature currently live in NHA complexes, but Willie Miles, a Baxter Elderly resident, leads the group at 104 years of age.

The program featured greetings by Executive Director Harold Lucas, the presentation of certificates to the seniors and, of course, savory treats to complete the afternoon.



Providencia Martinez, 93, Terrell Homes, oldest resident with her daughter, Maria Caraballo.



George, 92, above, receives a gift from Rajkeera Lovett, Family and Community Services, with George Bartolotta, 92, and Mary Pagano, 90. The seniors reside at the Stephen Crane Elderly complex.



Stephen Crane Elderly resident Clifford Chan (right), 98, the oldest resident at the luncheon is shown with Dawn Miles and Sonya Williams, NHA Family and Community Services, and his caregiver, Sally Carrasco.

# In Fond Remembrance

The Newark Housing Authority officials and residents posthumously celebrated the life and contributions of Bessie McDonald, one of its most beloved and active residents who lived at James C. White Manor.

As a tribute to her community service, the agency officially dedicated a newly constructed kitchen at the complex in her honor. It is now referred to by its new name, "Bessie's Kitchen."

Mrs. McDonald, whose vibrant and effervescent spirit endeared her to many Newark residents, was appointed by Newark Mayor Sharpe James to serve on the Mayor's Senior Citizens' Commission and was an active member of several city and community-based organizations, including the James C. White Manor Tenant Association.



*Executive Director Harold Lucas with the late Bessie McDonald.*



*NHA Executive Director Harold Lucas, with (l. to r.) Yvonne Blount, daughter of Bessie McDonald, Eleanor Fuller, vice president, James C. White Manor Tenant Association, Tony Tanen, NHA district coordinator, Delores Lewis, of Mayor Sharpe James' office, NHA housing manager Valerie Mason, and James C. White Manor Tenant Association President Bernice Rountree, cuts the ceremonial ribbon, formally opening Bessie's Kitchen.*

*The new kitchen that honors the memory of Bessie McDonald.*



# Home Ownership

**M**t Pleasant Estates, a 42-unit townhouse development, is the first home ownership initiative the Newark Housing Authority has undertaken. The transformation from tenancy to home ownership has generated considerable excitement and anticipation among residents and, more importantly, has required a sustained effort by all parties: the NHA, the prospective homebuyers and the City of Newark—and their hard work is producing positive results.

The agency closed on the first home in 2004, a three-bedroom townhouse of 1,580 square feet, including a full basement, and subsequently executed five more closings. All the units, priced at \$48,000 for a two-bedroom unit and \$54,000 for a three-bedroom unit, feature a deck and a parking pad. The agency's effort to sell all 42 townhouses to residents or families living in public housing will continue until they are occupied.

Prior to offering residents home ownership opportunities, the agency temporarily relocated them while implementing major improvements in five phases that included:

- Upgrading the structure of the units
- Replacing carpeting in each unit and repainting all surfaces
- Replacing heating furnaces in all units
- Completing major foundation repairs to all phases
- Separating utility services to allow for individual billing
- Storing of residents' possessions during relocation
- Installing new roofing systems
- Performing new exterior upgrades and windows in all units
- Installing new appliances in each unit, entry doors and storm doors
- Cleaning all drainage systems

Although the new buyers are the primary beneficiaries, home ownership serves the city and residents in stabilizing neighborhoods and generating tax revenues. In this way, home ownership is one part of a larger effort to promote Newark's renaissance.



*Doris Crank and husband Jimmy were among the original residents of Mt Pleasant Estates who have entered a contract to purchase one of the 42 townhouses at the development.*

Major capital projects currently in progress potentially will have a positive effect on the agency's efforts to build strong communities. The neighborhood has been enhanced by the construction of new townhouses on neighboring streets by private developers. As a result, the value of the Authority's properties is expected to appreciate significantly in the future.

Also, major construction is underway on Route 21, including a project on Broadway, Bloomfield Avenue, and other neighboring streets that will offer a wide range of amenities within easy access of Mt. Pleasant Estates.



# Commissioner Ida Clark's Birthday

Assistant Executive Director Vernita Sias-Hill (second from left) and other agency and local officials gathered to honor Newark Housing Authority (NHA) Commissioner Ida Clark, affectionately called Mother Clark, on the occasion of her 83rd birthday. The agency's staff at G.G. Foushee Towers hosted the celebration where more than 250 people, including Commissioner Clark's family and friends, enjoyed the sumptuous fare.



Central Ward Councilwoman and NHA Affirmative Action Director Charles Bell (left) and DeLores Lewis (right), representing the Mayor's office, present Commissioner Clark with a proclamation from the Newark Municipal Council and the City of Newark, respectively.

# NHA Initiative Establishes Tenant Patrol Unit

In 2004, the Kretzlermer Elderly Tenant Association held its annual tenants' meeting at the complex to discuss their concerns, share ideas and plan for the future. The guest speakers included the Honorable Mayor Sharpe James, Executive Director Farol Lucas, Honorable Donald Bradley, South Ward Councilman and NHA Commissioner, and Newark Chief of Police Irving Bradley, Jr.

As a result of the tenant association's overwhelming support to establish a tenant patrol, its officers introduced recruits who had volunteered to aid in protecting the safety and well-being of residents, to enhance the quality of life at the complex and to effect a more responsive service delivery system for the betterment of residents.

The recruits have successfully completed a rigorous training program, which was administered by the Newark Police Department's Community Outreach Division, and were officially installed as a certified tenant patrol unit in February 2005. As the first professionally trained senior tenant patrol unit at a public housing authority in the state, the unit has begun monitoring the six buildings that comprise the development.



Mayor James with Nanna Fitts (right) president of the Kretzlermer Elderly Tenant Association.



Newark Police Chief Irving Bradley (standing) with NHA Security Chief Joseph Foushee (left) and Jelro James, PSE&G Company.

Newark Police Director Anthony Ambrose at the swearing in ceremony



The 24 member patrol unit takes the oath of office

# NHA/AME Health Awareness Center

The Dr. M. Joan Cousin NHA/AME Health Awareness Center has become a pillar of strength that hundreds of residents and members of the community have come to rely on for support and enrichment opportunities.

With the added advantage of "location," at the agency's Reverend Otto E. Kretschmer Homes complex, the NHA/Dr. M. Joan Cousin AME Health Awareness Center opened its doors in 1995, dedicating its resources toward combating the incidence of HIV/AIDS and nurturing and empowering residents to help them make informed choices.

As a joint venture between the agency and the First Episcopal District of the African Methodist Church, the



*A resident receives computer instruction at the center.*



*Several children and their chaperones share a moment after returning home from camp.*

program was founded by NJHA Executive Director Harold Lucas and is coordinated by NJHA Commissioner Gloria L. Cartwright.

A variety of activities and programs, including tutoring, vacation Bible school, summer camp experience, an instructional gardening program, computer training, health fairs and HIV/AIDS prevention, as well as an emphasis on outreach to NJHA residents and the larger

community, is administered by the staff throughout the year and continues to provide a sense of hope, optimism and progress for members of the community.

The Center's efforts have been supported by several organizations, which enabled the staff to expand program offerings for participants, many who are underprivileged but are eager to learn.



*Children take a minute to share a little love together.*



*Loge Odum (right) with participants who proudly show their certificates.*

# Resident Advisory Board

The agency has coordinated a Resident Advisory Board (RAB), which is authorized under the United States Housing Act (USHA) Section 511. Newark Housing Authority Executive Director Harold Lucas, then Assistant Secretary for Public and Indian Housing (August 21, 2000) played a pivotal role in authorizing the implementation of RABs and their role in the development of a public housing agency (PHA) plan.

The agency's Resident Advisory Board (RAB) is comprised of elected tenant leaders who reflect and represent the agency's residents. A Newark Housing Authority Section 8 voucher holder has also been appointed to serve on the Resident Advisory Board.

Specifically, the role of RAB is to provide resident input and to make recommendations on the development of the agency's Five-Year Plan and on any significant amendments or modifications to it. The agency grants a stipend to resident presidents attending RAB board meetings, which are coordinated by the agency's Planning and Program Monitoring Division of the Finance Department.

Additionally, the agency informs the RAB membership of programs included in its plan. During the 2004 calendar year, the agency conducted a series of 16 workshops to educate and discuss with RAB members the agency's Admissions and Continued Occupancy Policy. The Resident Council division also presented training in grant writing at the request of the RAB.

Similarly, consultants presented RAB members with information on flat rent charges in designated areas throughout the city, and law enforcement personnel delineated strategies to address safety concerns that may be included in the Plan. Also, agency staff from the Family Self-Sufficiency Program, Modernization Department, Finance Department, and other agency departments shared relevant material that may affect the PHA Plan.

Over 300 resident officers, with an average of 25-30 residents present at each meeting attended 27 RAB meetings. The RAB calendar year culminated in two public hearings on the agency's Five-Year Plan, one of which included both the tenant leadership and residents.



# Family and Community Services

The Department of Family and Community Services is a fixture in the agency's goal to promote an improved quality of life for all residents, regardless of age or ethnicity. Toward that end, the department administers several programs and activities to address the basic health care, social, and recreational needs of residents and provides opportunities for resident participation, enrichment, and growth.

## Youth Programs

The agency allocated resources in 2004 and 2005 to enable a contingent of college-bound high school juniors and seniors to explore several historically black colleges and universities as part of its annual Historically Black College Tour. The students, who live in the agency's complexes, toured the campuses and met with representatives to help them make informed decisions that will affect their college experience and their future. The agency's investment in on-site computer learning centers has helped many residents to develop or improve their computer and academic skills. Conveniently located at Baxter Terrace, Seth Boyden Terrace, Bradley Court, and James C. White Manor complexes, the centers offer residents the option of using the software as a self-teaching tool or receiving instruction from trained residents.

Additionally, the Newark Housing Authority participated in the national program, "Bring Your Sons & Daughters to Work" in 2004 and 2005. The opportunity afforded many children of the agency's staff the chance to observe their parents in their respective work settings and to gain insight into the work world. As a token of appreciation, the agency hosted a luncheon in honor of the participants where NHA officials encouraged them to pursue and achieve their goals.

Similarly, the agency offered a range of programs to meet the recreational needs of children and adolescents. More than 100 children participated in Kids Camp, a six-to-10-week program offered in partnership with the local Boys and Girls Clubs' Life/Summer Enrichment Camp. Many teens honed their basketball skills and focused on increasing their self-confidence, leadership skills, and personal growth in a program sponsored by the Rutgers University Scarlet Raiders and the Vincent Robinson Basketball Academy. One hundred and twenty youth also gathered for Fun Day 2004, an event designed to promote positive relations among NHA youth while engaging them in competitive sports activities and an awards presentation for the top winners.



High school seniors at Princeton University (left), Sonya Williams (front row, third from left), and twelve Jones Family and Community Services, prepare to embark on a tour of several historically black colleges and universities in February, 2005.

## Senior Programs

The agency continues to serve the recreational, social, and health care needs of seniors. In 2004, for example, the agency honored 80 resident volunteers at its Annual Volunteer Luncheon for their community service, as door monitors, building captains and floor captains, and "I'm OK" monitors, at their respective complexes. This on-site program has proven valuable in protecting the welfare of residents who, in some instances, have required immediate medical attention and other kinds of assistance.



*Residents compete against their peers, for prizes in the agency's 2005 annual pool tournament*



*The agency has provided many children of employees with the practical experience of learning more about the work world by allowing them to work with their parents in a real-life work setting. The agency has participated in the national program, "Bring Your Sons & Daughters to Work" since its inception several years ago.*



The agency's bus transportation services aids thousands of seniors annually in securing basic necessities and enhancing their quality of life. The agency's pool of certified bus drivers provides round trip transportation to local shopping centers where residents are able to purchase food, clothing and other sundry items.

The agency's on site medical clinics at Gigi Foushee Towers, James C White Manor, and Baxter Elderly served more than 500 senior residents in 2004, offering convenient medical screenings, health care information and education, and one-on-one discussions with health care professionals.

The agency is proactive in providing recreational opportunities for seniors. One hundred and sixty seniors experienced the outdoors in 2004 during their participation in the five-week, overnight summer camp programs.

## Family Programs

The agency also sponsored programs, such as Family Expo 2004, to engender family participation. More than 400 families attended this event, designed to increase community awareness of the myriad of services and resources at their disposal. Assisted by 50 community-based organizations, area businesses, and agencies, the program featured "one-stop" workshops, medical screenings and employment and training information and offered a magic show, replete with clowns, water activities, and face painting for children.

In 2004, the agency made it possible for more than 200 seniors and children to experience the sport of fishing. As one of the agency's most popular outdoor activities, the outings have provided opportunities for the agency to pair seniors with children to foster understanding and friendship between residents of different generations. The trips are held annually between June and October.



## Softball Team

The agency sponsored its first softball team in 2004, which was comprised of both male and female employees who represented a cross-section of departments.

Assigned to the West Division, the agency's team made several good showings and remained competitive throughout the season. The spirit of camaraderie was evident in the members in the 14 team league of community-based organizations, city agencies, and local businesses.

NHA pitcher Sekina Rodgers shows top form as she throws a strike.



At bat, NHA employee Jamil Jeffries. Building Maintenance hits the ball for a base hit.



NHA Executive Director Harold Lucas with NHA all-stars for West Division Sekina Rodgers and Enadio Negron.

## BMR Apprenticeship Training Program



The following are Resident Skills Trade and Employee Maintenance Recarer BMR Apprenticeship Training Program shows its participants issued by the New Jersey Department of Education and the U.S. Department of Labor for successfully completing the requirements of the program. The BMR program is an agency initiative that affords employees and residents the opportunity to enhance their skills and quality of life and to become bona fide BMR apprentices while improving the delivery of services to residents. Also shown are Arthur Nunnally, Personnel NHA Assistant Executive Directors, Vermita Sims Hill and Shays Ararom, Director of Property Management, Dwight Brown, and Director of Personnel Joseph Mennella.

# The NHA Cafe

The Newark Housing Authority (NHA) celebrated the first anniversary of the NHA Cafe and, in a gesture of appreciation, offered a free lunch to everyone who passed through its doors.

Under the amiable direction of Shirley Cook, the scrumptious fare featured an array of entrees, from soup to nuts.

Director Harold Lucas commended employees for their support and praised the cafeteria staff for its palate-pleasing menus.

In a related development, the agency installed an Automatic Teller Machine (ATM) as a convenience for employees interested in transacting banking business. The ATM is accessible 24 hours a day at the NHA's central office location.



Taking a moment to chat and relax are NHA veterans Carl (Tiny) Brinson, Personnel, and Kenneth West, Redevelopment.

Executive Director Harold Lucas with Shirley Cook, cafeteria coordinator.



Executive Director Harold Lucas with the NHA Cafe staff.



# In Celebration of Black History Month

The agency commemorated Black History Month in February 2004 and 2005 with festive and thought-provoking programs that employees overwhelmingly supported and considered meaningful.

The African dance presentation by Chukata and the libation offering that followed provided the perfect backdrop for the stimulating remarks of scholar, educator, and author, Dr. Lenworth Gunther at the 2004 event. Also, the appealing African American fare and the enthusiasm of employees, whose African attire accentuated the occasion, combined to enhance the occasion.

In a slight departure from past programs, the agency's 2005 Black History Month celebration featured a series of movie presentations depicting blacks in films, including "Birth of a Nation," and "Amos & Andy."

The event, held in the agency's cafeteria, culminated in a luncheon and discussion led by special guests, Dr. Lenworth Gunther, educator, scholar, and author, and Walter Fields, political analyst and president of [Northstarnetwork.com](http://Northstarnetwork.com), a black public affairs website.



*Jim Lane, Redevelopment (l to r) Claude Craig, Personnel, Sam Mangault, Personnel, and Marcia Robinson, Personnel, view one of the films presented in commemoration of Black History Month.*

*Doris Crank, Property Management, (l to r) Karen Toran, Director HOPE VI, Ivahie Dixon HOPE VI, and Joseph Bianco, Director, Redevelopment, at the agency's 2004 Black History Month program.*





*(Left to right) Merian Oliver, Legal; committee co-chairperson, Laverne Dudley, Legal; Arthur Martin, committee chairman, Legal; and Jodi Walston, committee member, Housing Management*



*Mabelteen Tucker, Personnel, and Pearl Upchurch, Occupancy*



*Irika Adenuga, Finance, wears the traditional African iro and buba.*

# Housing Authority of the City of Newark Combined Statements of Net Assets

AS OF MARCH 31, 2004 AND MARCH 31, 2003

<b>Assets</b>	<b>3/31/2004</b>	<b>3/31/2003</b> <b>Restated</b>
<b>Current Assets</b>		
Cash	\$7,578,745	\$9,671,334
Accounts Receivable		
HUD	8,167,580	6,733,438
Tenants	826,421	659,751
Other	440,869	586,689
Accrued Interest on HOPE VI Loans	372,988	49,933
Current portion of Notes receivable	89,423	106,337
Investments	65,545,845	73,394,522
Inventories	1,433,546	1,394,132
Prepaid and other Expenses	3,250	449,871
<b>Total current assets</b>	<b>84,458,667</b>	<b>93,046,007</b>
<b>Non-Current Assets</b>		
Other assets	1,400,000	0
Long term notes receivable	13,633,143	2,894,551
Property, equipment and improvements	326,865,932	300,926,201
<b>Total non-current assets</b>	<b>341,899,075</b>	<b>303,820,752</b>
<b>Total Assets</b>	<b>\$426,357,742</b>	<b>\$396,866,759</b>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Accounts Payable	\$20,750,894	\$21,233,863
Accrued salaries and payroll taxes payable	1,612,205	1,540,120
Other accrued expenses	7,365,000	7,643,000
Deferred revenue	4,549,173	4,265,018
<b>Total current liabilities</b>	<b>34,277,274</b>	<b>34,682,001</b>
<b>Non-Current Liabilities</b>		
Compensated Absences	457,961	443,612
<b>Total non-current liabilities</b>	<b>457,961</b>	<b>443,612</b>
<b>Total Liabilities</b>	<b>34,735,235</b>	<b>35,125,613</b>
<b>Net Assets</b>		
Invested in capital assets, net of related debt	\$326,865,932	\$300,926,201
Restricted net assets	3,468,816	3,318,965
Unrestricted net assets	61,287,759	57,495,980
<b>Total Net Assets</b>	<b>391,622,507</b>	<b>361,741,146</b>
<b>Total Liabilities and Net Assets</b>	<b>\$426,357,742</b>	<b>\$396,866,759</b>





## **Newark Housing Authority**

500 Broad Street

Newark, New Jersey 07102

Telephone: (973) 430-2430

Fax: (973) 642-1242